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PLANNING BOARD
GRAFTON, MA

TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 x120 • FAX (508) 839-4602
www.grafton-ma.gov

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GRAFTON, MA
2016 JAN 4 AM 9 56

PLANNING BOARD

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL (ANR)

Application No. ANR 2016-1

1. OWNER OF RECORD: Terrence G. Cahill & Shannon F. Cahill
STREET / P.O. Box 23 Keith Hill Road CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 508-446-5865
Deed recorded in the Worcester District Registry of Deeds: Book 50291 Page 48
2. NAME OF APPLICANT: Terrence G. & Shannon F. Cahill
STREET / P.O. Box 23 Keith Hill Road CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 508-446-5865
3. ENGINEER / LAND SURVEYOR: Norman Hill, P.L.L.C. of Land Planning Inc.
STREET / P.O. Box 214 Worcester Street CITY/TOWN N. Grafton
STATE MA ZIP 01536 TELEPHONE 508-839-9526
4. NAME OF AGENT / CONTACT PERSON: _____
STREET / P.O. Box _____ CITY/TOWN _____
STATE _____ ZIP _____ TELEPHONE _____
5. LOCATION OF LAND: on the East side of Keith Hill Road
about 800' feet South of Old Upton Road
(Direction) (Street)
Total Acreage 14.94 Zoning District(s) (including overlay zones) R 40
ASSESSOR'S MAP 93 LOT #(S) 5 Postal Delivery Area 01519
6. Has the Zoning Board of Appeals, Planning Board or Board of Selectmen granted any variance, exception, or special permit concerning this property? Yes _____ No ✓
7. List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) None
Map(s) _____ Lot(s) _____
8. Affidavit by Engineer / Land Surveyor who stamped / signed the plan that all items required are shown (enclosed attested document).
Applicant's Signature [Signature] Date: 1-4-16
Property Owner's Signature (if not Applicant) Same Date: _____

Application No. ANR 2016-1

Affidavit ANR Plan Submittal

I, Norman G. Hill
(Name of Surveyor/Engineer - Please Print)

hereby attest that all above information, required by the Grafton Subdivision Rules and Regulations, is accurately and completely shown on the plan of land

dated 9-1-15,

regarding MAP(s) 93 LOT #(S) 5

on 23 Keith Hill Road in the Town of Grafton.
(property address)

Signature: Norman G. Hill, P.E.

Address Land Planning Inc.
214 Worcester St.

City / Town N. Grafton, MA 01536

State MA ZIP 01536

Phone: 508-839-9526

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JAN 4 2016

**PLANNING BOARD
GRAFTON, MA**

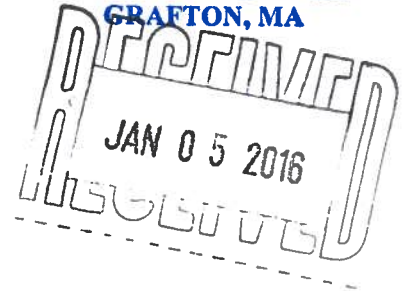
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JAN 5 2016



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PLANNING BOARD
GRAFTON, MA



TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

Permit Issued?		Permit Issued?	
Yes	No	Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	<input type="checkbox"/> Septic System	_____
<input type="checkbox"/> Building - Electric	_____	<input type="checkbox"/> Conservation	_____
<input type="checkbox"/> Building - Plumbing	_____	<input checked="" type="checkbox"/> Planning	_____
<input type="checkbox"/> Board of Health	_____	<input type="checkbox"/> Other	_____

Other Permit: _____

Terrence Cahill
 Petitioner Name

Sam
 Property Owner / Applicant

23 Keith H. Rd
 Petitioner Address

Property Address

Grafton Ma. 01519
 City, State, Zip

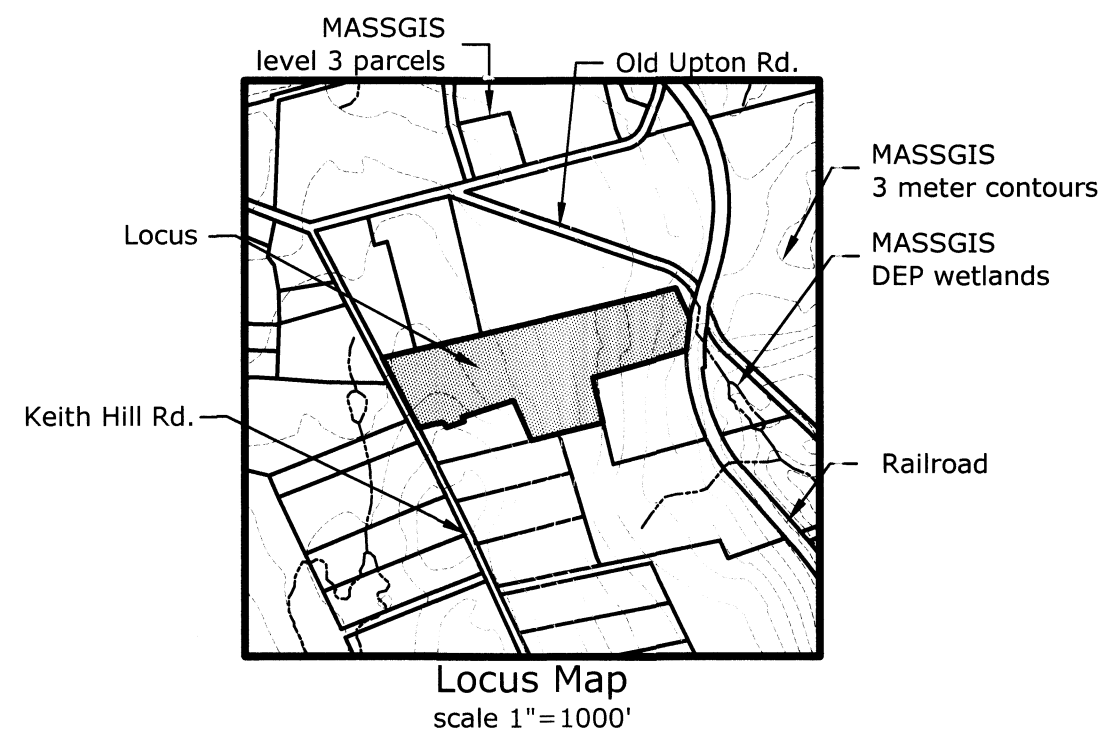
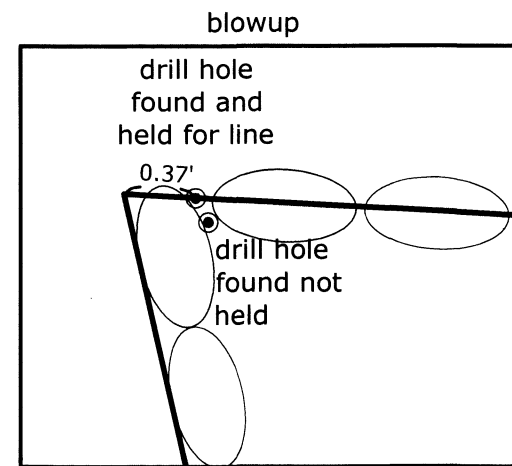
Grafton, MA
 City, State, Zip

508-446-5865
 Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

Ymiquel Murray
 Treasurer / Collector Signature

1-5-16
 Date



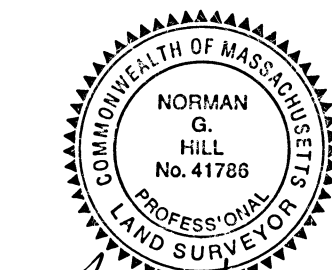
FOR REGISTRY OF DEEDS USE ONLY

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED
GRAFTON
PLANNING BOARD

DATE

COMPLIANCE WITH ZONING OR OTHER
REGULATIONS IS NEITHER EXPRESSED NOR
IMPLIED.

I CERTIFY THAT THE PREPARATION OF THIS
PLAN CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS.

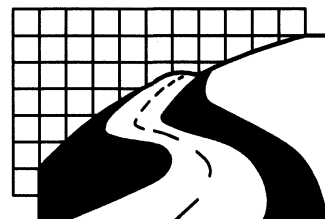


NORMAN G. HILL, DATE: 12-24-15
P.L.S. #41786

REVISIONS

No.	Date	Design	Checked
1			
2			
3			
4			
5			
6			

Field By:	SB/DM	12/4/15
Designed By:		
Drawn By:	BDH	12/22/15
Checked By:	NGH	12/23/15



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

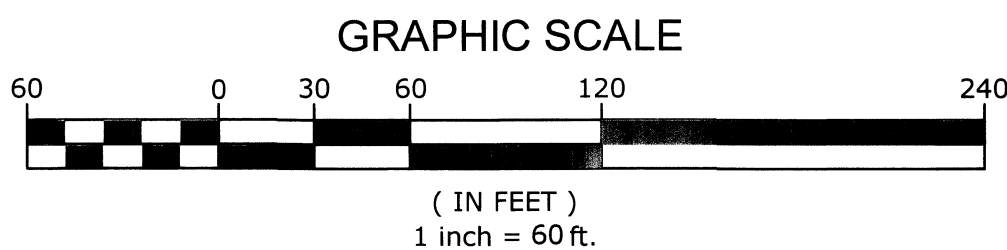
Date	Dec. 23, 2015	Sheet No.
Job No.	G8368	1 of 1

Locus References:
deed book 51983 page 361
deed book 54614 page 321
plan book 807 plan 15
plan book 916 plan 122
assessors: map 93 parcels 5.0

Zoning: R40
min. lot area: 40,000 s.f.
min. frontage: 140'
min. front yard: 30'
min. side/rear yard: 15'

Purposed Statement:
The Purpose of this plan is to create Lot 1 and
Lot 2 from the land at 23 Keith Hill Road owned
by Terrence G. Cahill and Shannon F. Cahill.

ANR Justification:
Both Lot 1 and Lot 2 as shown meet or exceed
the zoning requirements of the town of Grafton
and have suitable access on a public road.



ANR Plan
located at
23 Keith Hill Road
Grafton, MA
Tax Map Numbers: 93-5.0

Owner
Terrence G. Cahill and
Shannon F. Cahill
23 Keith Hill Rd.
Grafton MA 01519